



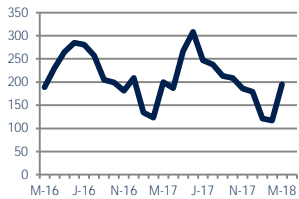
The Long & Foster Market Minute™

Focus On: Carroll County Housing Market

March 2018

Units Sold

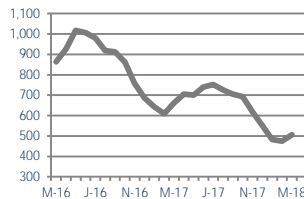
195



Down -3%
Vs. Year Ago

Active Inventory

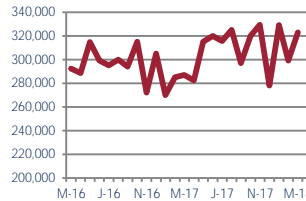
506



Down -23%
Vs. Year Ago

Median Sale Price

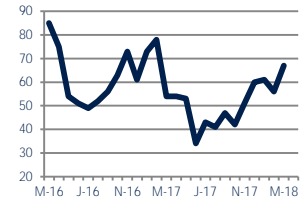
\$323,000



Up 13%
Vs. Year Ago

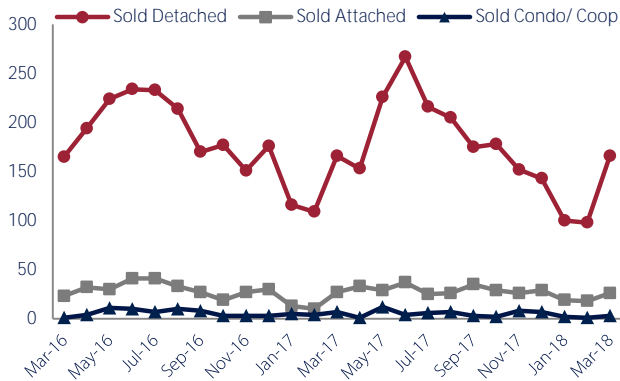
Days On Market

67



Up 24%
Vs. Year Ago

Units Sold*



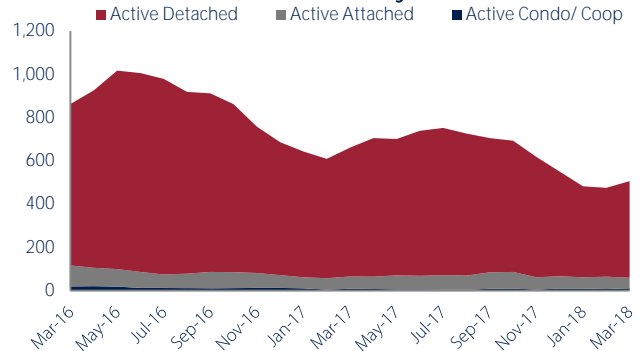
Units Sold

There was an increase in total units sold in March, with 195 sold this month in Carroll County. This month's total units sold was lower than at this time last year.

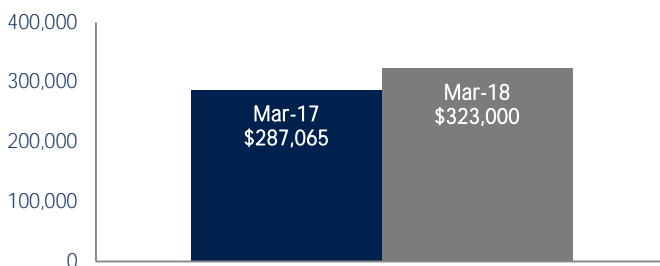
Active Inventory

Versus last year, the total number of homes available this month is lower by 155 units or 23%. The total number of active inventory this March was 506 compared to 661 in March 2017. This month's total of 506 is higher than the previous month's total supply of available inventory of 475, an increase of 7%.

Active Inventory*



Median Sale Price



Median Sale Price

Last March, the median sale price for Carroll County Homes was \$287,065. This March, the median sale price was \$323,000, an increase of 13% or \$35,935 compared to last year. The current median sold price is 8% higher than in February.

Median sale price is the middle sale price in a given month. The same number of properties are above & below the median.

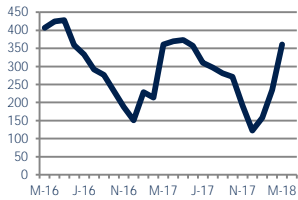


*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates. Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.



New Listings

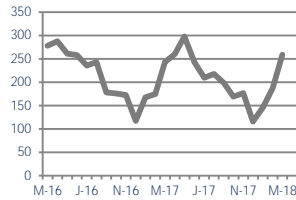
361



No Change
Vs. Year Ago

Current Contracts

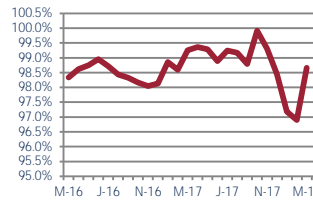
259



Up 7%
Vs. Year Ago

Sold Vs. List Price

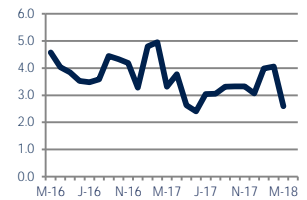
98.7%



Down -0.6%
Vs. Year Ago

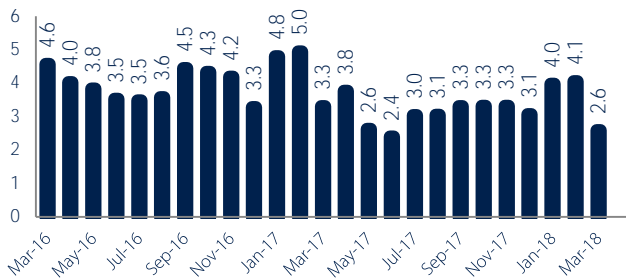
Months of Supply

2.6



Down -22%
Vs. Year Ago

Months Of Supply



Months of Supply

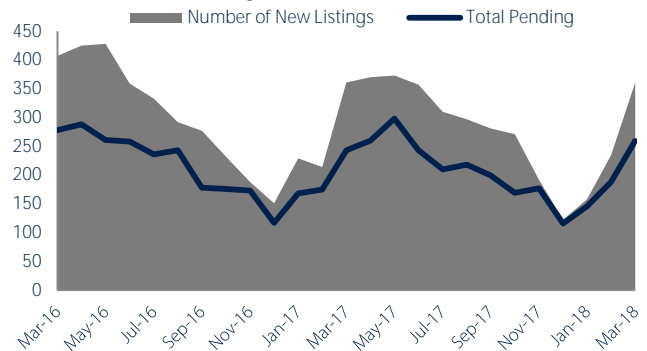
In March, there was 2.6 months of supply available in Carroll County, compared to 3.3 in March 2017. That is a decrease of 21% versus a year ago.

Months of supply is calculated by dividing current inventory by current sales. It indicates how many months would be needed to sell all of the inventory available at the current rate of demand.

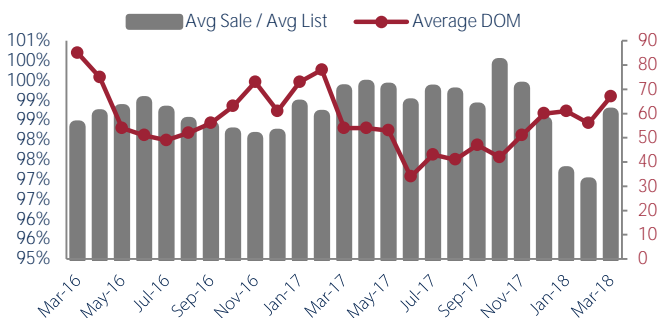
New Listings & Current Contracts

This month there were 361 homes newly listed for sale in Carroll County, which is similar to the amount in March 2017. There were 259 current contracts pending sale this March compared to 243 a year ago. The number of current contracts is 7% higher than last March.

New Listings & Current Contracts



Sale Price/ List Price & DOM



Sale Price to List Price Ratio

In March, the average sale price in Carroll County was 98.7% of the average list price, which is 0.6% lower than at this time last year.

Days On Market

This month, the average number of days on market was 67, higher than the average last year, which was 54, an increase of 24%.



*Detached, Attached, and Condo varies by local area Multiple Listing Service (MLS) definition. For more information regarding your specific market, contact one of Long & Foster's knowledgeable and experienced sales associates.

Information included in this report is based on data supplied by MRIS and its member Association(s) of REALTORS, who are not responsible for its accuracy. Does not reflect all activity in the marketplace. Information contained in this report is deemed reliable but not guaranteed, should be independently verified, and does not constitute an opinion of MRIS or Long & Foster Real Estate, Inc.

